118.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	628,300 / 628,300
					USE VALUE:	628,300 / 628,300
					ASSESSED:	628,300 / 628,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GATTO CLAIRE L TR/ CLAIRE		
Owner 2:	LORRAINE GATTO REVOCABLE		
Owner 3:	LIVING TRUST		
Street 1:	151 WRIGHT ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	GATTO CLAIRE L -
Owner 2:	-
Street 1:	151 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	250,300		378,000	628,300
Total Card	0.092	250,300		378,000	628,300
Total Parcel	0.092	250,300		378,000	628,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.57 | /Parcel: 389.5

Legal Description

User Acct 76072

GIS Ref

GIS Ref

Insp Date 10/24/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0010.0

!9164!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,300	0	4,000.	378,000	628,300	628,300	Year End Roll	12/18/2019
2019	101	FV	223,900	0	4,000.	372,600	596,500	596,500	Year End Roll	1/3/2019
2018	101	FV	209,800	0	4,000.	286,200	496,000	496,000	Year End Roll	12/20/2017
2017	101	FV	209,800	0	4,000.	270,000	479,800	479,800	Year End Roll	1/3/2017
2016	101	FV	209,800	0	4,000.	248,400	458,200	458,200	Year End	1/4/2016
2015	101	FV	196,300	0	4,000.	232,200	428,500	428,500	Year End Roll	12/11/2014
2014	101	FV	196,300	0	4,000.	213,800	410,100	410,100	Year End Roll	12/16/2013
2013	101	FV	196,300	0	4,000.	213,800	410,100	410,100		12/13/2012

PRINT

Date	Time
12/10/20	23:40:24

LAST REV

Date	Time
02/19/19	12:55:12
ekelly	
9164	

USER DEFINED

Prior Id # 1:	76072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GATTO CLAIRE L,	64397-149		10/22/2014	Convenience	99	No	No		
GATTO CHARLES V	25009-62		11/22/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	924	Insulate	4,350	C				
2/9/2005	85	Redo Kit	20,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	Inspected	BS	Barbara S
9/26/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	355	PATRIOT
9/14/2005	Permit Visit	BR	B Rossignol
3/25/2000	Inspected	276	PATRIOT
2/14/2000	Measured	270	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	71000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307445
Depreciation:	57185
Depreciated Total:	250260

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

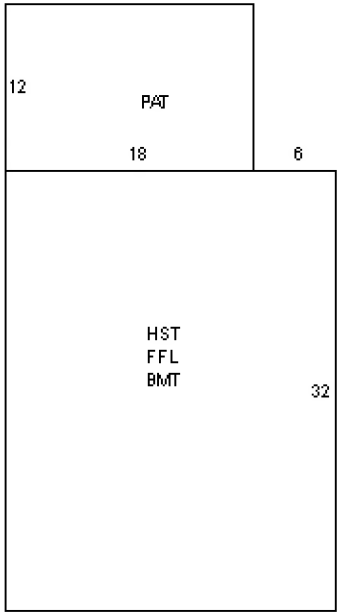
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.14
Special Features:	0	Val/Su Net:	117.18
Final Total:	250300	Val/Su SzAd	217.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	58.810	45,167
FFL	First Floor	768	141.030	108,314
HST	Half Story	384	141.030	54,157
PAT	Patio	216	3.970	857
	Net Sketched Area:	2,136	Total:	208,495
Size Ad	1152	Gross Are	2520	FinArea 1613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: